



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 2, 2018

Re: University Centre Subdivision – Final Plat & Design Adjustment (Case #17-199)

Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as "University Centre Subdivision," and grant a design adjustment from the standards of Appendix A (Street Standards) of the UDC, in regards to right-of-way dedication along Providence Road.

Discussion

The applicant is seeking approval of a final minor plat that combines a number of lots from the Original Town of Columbia survey, in preparation for development of one large commercial development. Due to the desired construction and site constraints, the structure would cross existing lot lines, which is expressly prohibited by Section 25-5.1 (f) of the Unified Development Code. As a result, this replat is required prior to issuance of a building permit.

The applicant is also seeking relief from the requirement to dedicate an additional 18 feet of right-of-way along the property's Providence Road frontage. A minimum of 106-feet of right of way (53-foot half width) is required by the UDC based on Providence Road's designation as a "major arterial". The adjacent Providence Road right-of-way is 70-foot wide (35-foot half width). Properties to the north and south of the subject parcel are fully developed with a 35-foot half width right-of-way. Sidewalks and public infrastructure are in place within the right-of-way.

Staff does not believe that granting the design adjustment would be detrimental to public safety. This parcel is the sole remaining undeveloped property along the Providence Road corridor in the downtown area. There are no City plans or known MoDOT plans for expansion of this segment of Providence Road. Approving the design adjustment will not abrogate any provisions of the Comprehensive Plan.

While there are no known plans for right-of-way expansion in this area, MoDOT has indicated that they will be reconstructing the sidewalk along the property's Providence Road frontage as part of a future ADA improvement project and that construction will require a temporary construction easement (TCE) along the site's Providence frontage. Given this future project and easement need, MoDOT recommends that approval of the plat be conditioned upon the applicant providing either MoDOT or the City, upon request, any TCEs necessary for sidewalk construction along the site's Providence frontage at no cost.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning and Zoning Commission heard this case at their December 7, 2017 meeting. Staff presented its case and explained the need for the TCE. The applicant's agent gave a presentation to the Commission explaining the need for the plat and indicated that the applicant was willing to provide the temporary easement, without conditions, only if it was requested prior to the end of 2018. Staff was asked what MoDOT's anticipated completion time was for the sidewalk replacement. Staff responded it was tentatively scheduled for November 2018.

The Commission had additional discussion centering on MoDOT's need for the temporary construction easement. Concerns were expressed that not permitting flexibility in obtaining the TCE may make reconstruction of the sidewalk more difficult if MoDOT's construction schedule was delayed. Following this discussion, the Commission voted (7-1) to recommend approval of the plat and design adjustment. The Commission's recommendation did not include MoDOT's request that the plat be approved subject to a TCE.

A copy of the Planning and Zoning Commission staff report, locator maps, plat, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None. All public infrastructure is in place and no expansion is required.

Long-Term Impact: None. No new public infrastructure will required to accommodate the proposed consolidated lot.

Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
1/2/2018	University Centre Easement Vacation

Suggested Council Action

Approve "University Centre Subdivision," and the requested design adjustment for right-of-way dedication along Providence Road, as recommended by the Planning and Zoning Commission.